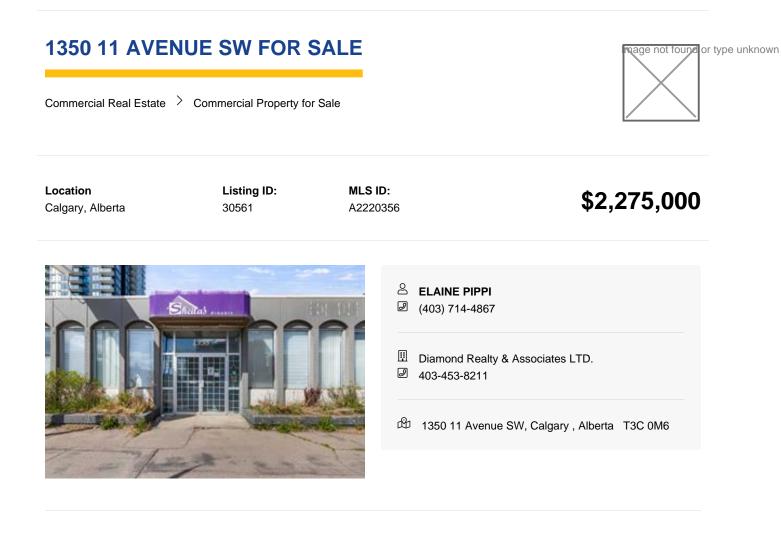


Generated: May 22, 2025, 0:42:51

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



<b>Transaction Type</b>	<b>Days On Market</b>	Zoning
For Sale	9	CC-X
Subdivision	Building Type	<b>Year Built</b>
Beltline	Retail,See Remarks	1965
<b>Structure Type</b>	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	Building Area (Sq. M.)
A1	4506.00	418.62
•	• • • • •	• • • • •

Prime 4500 sq ft free-standing retail/office building for sale located on the busy Beltline of downtown Calgary. This corner unit building offers a highly visible exposure to traffic heading west bound on 11 Ave SW, ample parking to the rear or public street parking to the west of the building, walking to distance to LRT and bus routes. The building is zoned CC-X for a variety of retail/office uses as well as future redevelopment potential. Call your Realtor now to view this beautiful opportunity.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.